

## PLAN COMMISSION

### MINUTES

October 13, 2025

The Plan Commission met at 4:30 p.m. on the above date in the Council Chambers.

The following members were present: Mayor Stocks, Alderman Blanke, Beyer, Krueger, Levi, Zirbes

Also in attendance: Jim Ortega, Bill Edington, Kyle Witte, Stephanie Witte, Cyle Jedrzejewski, Laura Jedrzejewski, Patrick Nahm (virtual), and Ingrid Nahm (virtual)

**1. Call to order (4:31pm)**

**2. Approval of Minutes**

**A. Plan Commission minutes September 22, 2025 and September 29, 2025**

Motion to approve both Plan Commission minutes as noted above was made by Krueger and seconded by Levi, passed on unanimous voice vote.

**3. Business**

**A. Public Hearing:** 311 E. Main Street - Warming Shelter - Withdrawn by applicant

**B. Public Hearing:** 1730 S. Church Street– request for a Conditional Use Permit (CUP) for Commercial Indoor Lodging under Section § 550-33B(2)(j) and Indoor Commercial Entertainment under Section § 550- 33B(2)(g)  
No Public Comment.

**C. Review and take action:** 1730 S. Church Street– request for a Conditional Use Permit (CUP) for Commercial Indoor Lodging under Section § 550-33B(2)(j) and Indoor Commercial Entertainment under Section § 550- 33B(2)(g)

Brian Zirbes presented the request for a CUPs for 1730 S. Church Street. The Indoor Lodging CUP is to bring the hotel into compliance with city ordinance. The hotel existed prior to the requirement for a CUP. The Commercial Entertainment CUP is to allow for the hotel to use the lobby as an area to sell and consume alcohol. Levi asked for clarification on the area designated in the hotel for sale and consumption of alcohol. Blanke asked for clarification that the hotel would still be subject to all licensing and health department regulations for an establishment selling alcohol.

Motion to approve with the CUP with no conditions was made by Krueger, seconded by Blanke and passed on a unanimous voice vote.

**D. Public Hearing:** 320 Summit Avenue – request for Conditional Use Permit (CUP) for a proposed Vehicle Repair & Maintenance, Section §550-33B(2)(n)

No Public Comment.

**E. Review and take action:** 320 Summit Avenue – request for Conditional Use Permit (CUP) for a proposed Vehicle Repair & Maintenance, Section §550-33B(2)(n)

Brian Zirbes presented the request for a CUP for 320 Summit Avenue for a proposed vehicle repair and maintenance shop. Blanke pointed out that this location has been used as an auto repair shop in the past and it was only the last five years that it had been used for a different type of business, he also asked for clarification on what an abandoned vehicle is according to city ordinance. Staff recommended approval with the following conditions:

1. Storage of abandoned vehicles is prohibited.

2. Applicant shall maintain the vegetated area on the south end of the parcel.

Motion to approve with the conditions as noted was made by Blanke, seconded by Krueger and passed on a unanimous voice vote.

**F. Review and take action:** 120 Kuckkan Lane site plan review for a solar array

Brian Zirbes presented the request for 120 Kuckkan Lane to construct a solar array. Levi asked for clarification on the location of the solar array on the property.

Motion to approve with no conditions was made by Krueger, seconded by Levi and passed on a unanimous voice vote.

All materials discussed at this meeting can be found at:

[https://core-docs.s3.us-east-1.amazonaws.com/documents/asset/uploaded\\_file/5330/COW/6081142/October\\_13\\_2025\\_Plan\\_Commission\\_Meeting\\_Packet.pdf](https://core-docs.s3.us-east-1.amazonaws.com/documents/asset/uploaded_file/5330/COW/6081142/October_13_2025_Plan_Commission_Meeting_Packet.pdf)

**4. Adjournment**

Motion to adjourn was made by Blanke and seconded by Krueger and passed on a unanimous voice vote. (4:46pm)

Respectfully Submitted,

Alderman Brad Blanke